077.0	0001	0003.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,084,200	/	1,084,200
USE VALUE:	1,084,200	/	1,084,200
ASSESSED:	1,084,200	/	1,084,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
412		MYSTIC ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HAMZIC SENAD & AMIRA
Owner 2:	
Owner 3:	
Street 1:	412 MYSTIC STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BOEHME TRACY L -
Owner 2:	-
Street 1:	412 MYSTIC ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 17,304 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1930, having primarily Wood Shingle Exterior and 3152 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	17304.000	545,700	6,000	532,500	1,084,200
Total Card	0.397	545,700	6,000	532,500	1,084,200
Total Parcel	0.397	545,700	6,000	532,500	1,084,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 343.97 | /Parcel: 343.9

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	48638
GIS Ref	
GIS Ref	
Insp Date	03/06/13

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 077.0-0001-0003.0

!6393!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	545,800	6000	17,304.	532,500	1,084,300	1,084,300	Year End Roll	12/18/2019
2019	101	FV	424,400	6000	17,304.	532,500	962,900	962,900	Year End Roll	1/3/2019
2018	101	FV	424,400	6000	17,304.	456,400	886,800	886,800	Year End Roll	12/20/2017
2017	101	FV	424,400	6000	17,304.	426,000	856,400	856,400	Year End Roll	1/3/2017
2016	101	FV	424,400	6000	17,304.	365,100	795,500	795,500	Year End	1/4/2016
2015	101	FV	401,400	6000	17,304.	327,100	734,500	734,500	Year End Roll	12/11/2014
2014	101	FV	401,400	6000	17,304.	302,800	710,200	710,200	Year End Roll	12/16/2013
2013	101	FV	433,300	6000	17,304.	288,700	728,000	728,000		12/13/2012

PRINT

Date	Time
12/10/20	21:10:44

LAST REV

Date	Time
03/02/19	16:11:24
apro	

PAT ACCT. 6393

USER DEFINED

Prior Id # 1:	48638
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BOEHME TRACY L,	56113-406		12/21/2010		675,000	No	No		
ZULOVIC AZMIR,	54554-116		4/16/2010	Convenience	1	No	No		
SONNENBERG KATH	44537-102		1/26/2005		745,000	No	No		
	10856-149		11/6/2004	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
3/6/2013	Inspected	BR	B Rossignol
6/16/2009	Measured	189	PATRIOT
6/23/2005	MLS	HC	Helen Chinal
10/27/2000	Hearing N/C	189	PATRIOT
11/16/1999	Inspected	267	PATRIOT
11/8/1999	Mailer Sent		
10/14/1999	Measured	256	PATRIOT
7/27/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		17304		Sq. Ft.	Site		0	70.	0.44	4			Med. Tr	-10	Topo	-10			532,483						532,500	

Total AC/HA:	0.39725	Total SF/SM:	17304	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	532,483	Spl Credit		Total:	532,500

EXTERIOR INFORMATION

Type:	15 - Old Style
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	LT GREEN
View / Desir:	

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Average
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.05951631
Const Adj.:	0.98990101
Adj $ / SQ:	136.346
Other Features:	113500
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	741385
Depreciation:	195726
Depreciated Total:	545660

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8		BRs: 4			Baths: 1				HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

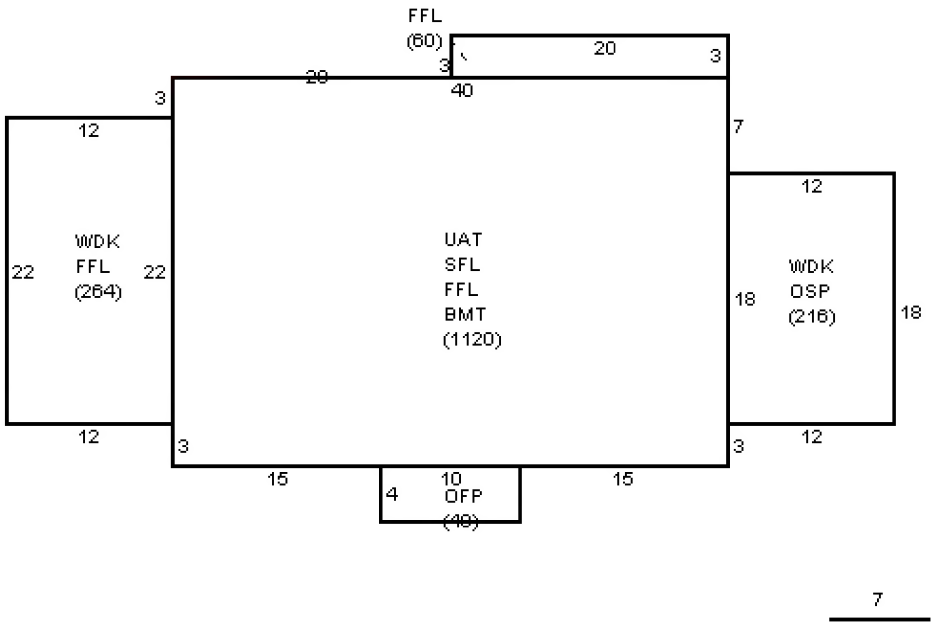
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	181.34
Special Features:	0	Val/Su Net:	116.11
Final Total:	545700	Val/Su SzAd	212.83

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,444	136.350	196,884
BMT	Basement	1,120	54.240	60,747
SFL	Second Floor	1,120	136.350	152,708
WDK	Deck	480	8.000	3,841
UAT	Upper Attic	280	79.760	22,333
OSP	Screen Porch	216	26.280	5,677
OFP	Open Porch	40	43.560	1,742
	Net Sketched Area:	4,700	Total:	443,932
Size Ad	2564	Gross Are	5540	FinArea 3152

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	G	
UAT	100	FLA	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 077.0-0001-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	GD	1959	21.25	T	30	101			6,000			6,000

More: N	Total Yard Items:	6,000	Total Special Featues:		Total: 6,000